

# City of Buffalo

## Commercial Construction Fees - All buildings except detached 1 and 2-family dwellings

Permits are required for all work that is not listed as exempted in Section 103-2.3 of the Buffalo City Charter.

Heating, Electrical, and Plumbing (M/E/P) permits and fees are separate.

<b>Application Fee</b>	\$50.00
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### Plan Review Fee (if work requires plans)

Use the 'Building Valuation Data Table' page to determine mean construction cost used for calculating the plan review fee.

\$0.50 per \$1,000. of mean construction cost or portion of \$1,000.	\$50.00 minimum
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**Permit Fee** Use the 'Building Valuation Data Table' page to calculate mean construction cost for new construction, additions, change of use, and alterations. Repairs and work on elements that are not part of the building, use your contract amount instead of calculating the mean construction cost, for the table below.

### New construction, additions, change of use, alterations

mean construction cost up to \$500,000.	\$6.00 per \$1,000. of cost	\$100.00 minimum
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mean construction cost from \$500,001. to \$5,000,000.	\$4.00 per \$1,000. of cost, plus \$1,000.	
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mean construction cost \$5,000,001. and over	\$3.00 per \$1,000. of cost, plus \$6,000.	
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**Flat fees** Flat fees are for specific small types of work - fees for each type of work done are added.

Signs 35 sq. ft. and under (except projecting signs)	\$50.00
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Portable signs	\$25.00
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Fence requiring a permit (overheight, etc.)	\$50.00
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Temporary trailer (over 10 days, up to 1 year)	\$200.00
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Storage pod, up to 4 months	\$50.00
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### Demolitions

Demolition of a commercial structure	\$0.08 per sq. ft.	\$500.00 minimum
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Demolition of an accessory structure over 144 sq. ft. and up to 1,000 sq. ft	\$100.00
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Interior tear-out	\$200.00
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### Use Permit Fee

With use / occupancy change	\$50.00
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Total fees cost is Application Fee, plus Plan Review Fee as necessary, plus Use Permit Fee as necessary, plus Permit Fee.

	177.15	172.12	167.31	160.58
alls	176.71	171.22	165.81	169.58
raries, museums	207.79	200.56	194.06	186.20
	173.36	165.99	159.69	151.83
	207.71	197.34	191.04	183.18
	179.29	172.71	166.96	158.70

	177.15	172.12	167.31	160.58	150.83	146.74
clubs, banquet halls	176.55	171.32	165.81	159.38	148.83	145.74
community halls, libraries, museums	207.72	200.36	193.06	185.20	174.41	168.97
	177.36	165.99	159.69	151.83	138.90	134.46
	207.71	197.34	191.04	183.18	170.15	165.65
	179.29	172.71	166.96	158.70	144.63	139.20
	172.11	185.49	180.05	171.90	160.09	151.62
moderate hazard	108.42	103.32	97.18	83.38	83.24	79.62
low hazard	107.42	102.32	97.18	92.38	83.24	78.62
residential	101.53	96.44	91.29	86.49	77.57	72.95
	101.53	96.44	91.29	86.49	77.57	72.95
	179.20	172.71	166.96	158.70	144.63	139.20
environment	177.76	171.50	166.52	159.45	146.31	142.45
	302.44	295.85	290.11	281.84	266.80	N.P.
times	209.36	202.73	197.05	188.78	175.70	N.P.
	204.27	197.61	191.94	185.67	171.10	164.68
facilities	177.76	171.50	166.52	159.45	146.31	142.45
	132.04	127.01	121.20	115.47	105.47	102.35
	179.14	172.89	167.90	160.83	147.95	144.10
family	160.25	143.39	139.00	131.94	119.77	115.55
two-family	171.00	163.00	154.46	141.00	125.88	122.70

1. From the table, find the mean construction rate according to the use/occupancy classification and the construction type of the building.
2. Multiply this tabular rate according to the appropriate scope-of-work factor described below to obtain the adjusted tabular rate:
  - a) New Building or Addition - use the full tabular rate
  - b) New Building; Foundation and Superstructure only - multiply by .6
  - c) New Building; Foundation, Superstructure, and Envelope only - multiply by .8
  - d) Addition, and Alterations to an Existing Building - multiply by .7
  - e) New or Existing Building; Envelope and Interior Build-Out or Alterations only - multiply by .5
  - f) New or Existing Building; Building Envelope only - multiply by .3
  - g) New or Existing Building; Interior Build-Out or Alterations only - multiply by .3
3. Now multiply the adjusted tabular rate by the square footage of the Work Area<sup>1</sup> to get the mean construction cost.  
For multi-use buildings, multiply the adjusted tabular rate by the square footage of the Work Area in each use and add all the results to obtain a total mean construction cost.
4. Use the 'Commercial Construction Fees' page to obtain your fees, by adding the Application, Plan Review, and Permit fees:
  - a) On the 'Commercial Construction Fees' page, the Application Fee is \$50.
  - b) Use the mean construction cost and the 'Plan Review Fee' section to calculate the Plan Review Fee.
  - c) Use the mean construction cost and the 'Permit Fee' section to calculate the Permit Fee.

where R is the tabular rate, S is the scope-of-work adjustment, W is the work area, and C is the mean construction cost.

<sup>1</sup> 'Work Area' – reconfigured spaces, altered building elements or systems, the area supported by a replaced or altered structural element, and the area where use / occupancy is changing.

### Example 1

#### Calculating mean construction cost and obtaining fees – new building construction

Use Group: B offices      Type of Construction: IIB      Work Area: 16,000 sq. ft.

1. Find the mean construction rate from the table R for B/IIB = \$158.70/sq. ft.
2. Determine the scope-of-work multiplier S for a New Building or Addition = 1
3. Using the project work area, determine the mean construction cost R x S x W = C  

So,  $\$158.70/\text{sq. ft.} \times 1 \times 16,000 \text{ sq. ft.} = \$2,539,200.$
4. Calculate fees using the 'Commercial Construction Fees' page
  - a) From 'Commercial Fees' page, Application Fee (AF) is \$50. AF = \$50.
  - b) From 'Commercial Fees' page, Plan Review Fee (RF) is \$0.50 per \$1,000. of mean construction cost or portion thereof:  

$$\text{RF} = \frac{\$0.50}{\$1000} \times \$2,539,200. = \$1,179.60$$
  - c) From 'Commercial Fees' page, Permit Fee (PF) is \$4.00 per \$1,000. of mean construction cost or portion thereof, plus \$1,000.  

$$\text{Pf} = \frac{\$4}{\$1,000} \times \$2,539,20 + \$1,000 = \$11,156.$$
  - d) Total fee (TF) is the sum of AF + RF + PF TF = \$50 + \$1,179.60 + \$11,156 = \$12,385.60



## Example 2

### Calculating mean construction cost and obtaining fees – existing building, addition and alteration (change of use)

Use Groups: A-2 restaurant, and R-2 six apartments

Type of Construction: IIIB      Work Area A-2: 4,000 sq. ft. (including addition)      Work Area R-2: 6,000 sq. ft.

1. Find the mean construction rate , R, for each use from the table  
 $R_1$  for A-2/IIIB = \$145.74/sq. ft.  
 $R_2$  for R-2/IIIB = \$115.91/sq. ft.
2. Determine the scope-of-work multipliers, S  
 $S_1$  for A-2 (addition/alteration) = .7  
 $S_2$  for R-2 (interior alteration) = .3
3. Using the project work area, determine the mean construction cost  
 $((R_1 \times S_1 \times W_1) + (R_2 \times S_2 \times W_2) + \dots) = C$   
So,  $(\$145.74/\text{sq. ft.} \times .7 \times 4,000 \text{ sq. ft.}) + (\$115.91/\text{sq. ft.} \times .3 \times 6,000/\text{sq. ft.}) = \$616,710.$
4. Calculate fees using the 'Commercial Construction Fees' page
  - a) From 'Commercial Fees' page, Application Fee (AF) is \$50.      AF = \$50.
  - b) From 'Commercial Fees' page, Plan Review Fee (RF) is \$0.50 per \$1,000. of mean construction cost or portion thereof:  
$$RF = \frac{\$0.50}{\$1000} \times \$616,710. = \$308.36$$
  - c) From 'Commercial Fees' page, Permit Fee (PF) is \$4.00 per \$1,000. of mean construction cost or portion thereof, plus \$1,000.  
$$PF = \frac{\$4}{\$1,000} \times \$616,710 + \$1,000 = \$3,466.80$$
  - d) Total fee (TF) is the sum of AF + RF + PF  
$$TF = \$50 + \$308.36 + \$3,466.80 = \$3,825.16$$